140.0	0003	0014.0	1 of 1	Residential	Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED: 1,145,100 / 1,145,100
					USE VALUE: 1,145,100 / 1,145,100
					ASSESSED: 1,145,100 / 1,145,100

PROPERTY LOCATION

No	Alt No	Direction/Street/City
30	-32	NEWPORT ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	EVERS JURIAAN MARIJN
Owner 2:	VERBEEK ROBINA
Owner 3:	
Street 1:	32 NEWPORT ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	AIKENHEAD ELLIE T -
Owner 2:	HALLIDAY MARK D -
Street 1:	54 BRANTWOOD RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 5,518 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1925, having primarily Vinyl Exterior and 2477 Square Feet, with 2 Units, 3 Baths, 0 3/4 Bath, 0 HalfBath, 10 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	5518.000	672,000	4,700	468,400	1,145,100
Total Card	0.127	672,000	4,700	468,400	1,145,100
Total Parcel	0.127	672,000	4,700	468,400	1,145,100

Source: Market Adj Cost | Total Value per SQ unit /Card: 462.29 | /Parcel: 462.2

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID: 140.0-0003-0014.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	421,700	4700	5,518.	468,400	894,800	894,800	Year End Roll	12/18/2019
2019	104	FV	327,600	4700	5,518.	439,200	771,500	771,500	Year End Roll	1/3/2019
2018	104	FV	327,600	4700	5,518.	363,000	695,300	695,300	Year End Roll	12/20/2017
2017	104	FV	307,000	4700	5,518.	333,800	645,500	645,500	Year End Roll	1/3/2017
2016	104	FV	307,000	4700	5,518.	304,500	616,200	616,200	Year End	1/4/2016
2015	104	FV	273,100	4700	5,518.	298,600	576,400	576,400	Year End Roll	12/11/2014
2014	104	FV	273,100	4700	5,518.	277,500	555,300	555,300	Year End Roll	12/16/2013
2013	104	FV	284,300	4700	5,518.	264,100	553,100	553,100		12/13/2012

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 10833

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
AIKENHEAD ELLIE	72918-179	1	7/12/2019		1,285,000	No	No		
MULCAHEY ROBERT	72273-383	1	2/27/2019	Change>Sale	850,000	No	No		
MULCAHEY ROBERT	25646-549		9/12/1995	Convenience	99	No	No		Robert A Mulcahey dod 8/29/2001 34669:337
MULCAHEY FRANCI	12046-685		8/2/1971	Convenience	1	No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
4/11/2019	486	Heat App	12,625	C				
4/1/2019	446	New Wind	17,847	C				
3/22/2019	386	Add Bath	25,000	C				
3/1/2019	292	Inter Fi	15,000	C				
3/1/2019	293	Inter Fi	15,000	C				

ACTIVITY INFORMATION

Date	Result	By	Name
6/23/2020	Permit Visit	DGM	D Mann
6/11/2019	SQ Returned	JO	Jenny O
12/15/2017	MEAS&NOTICE	HS	Hanne S
11/18/2008	Meas/Inspect	189	PATRIOT
11/18/1999	Meas/Inspect	243	PATRIOT
1/1/1982		KM	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		5518		Sq. Ft.	Site		0	80.	1.06	9									468,434						468,400	

Total AC/HA: 0.12668 | Total SF/SM: 5518 | Parcel LUC: 104 | Two Family | Prime NB Desc: Brackett | Total: 468,434 | Spl Credit | Total: 468,400

USER ACCT

90109

GIS Ref

GIS Ref

Insp Date

12/15/17

!10833!

PRINT

Date	Time
12/11/20	01:05:22

LAST REV

Date	Time
10/07/20	09:09:26

danam

USER DEFINED

Prior Id # 1:	90109
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	2	Total:	2
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	BEIGE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1925	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G21	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	3 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	15 - H.V.A.C		
# Heat Sys:	2		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	3	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Very Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	4.6	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	4.6	%

CALC SUMMARY

Basic $ / SQ:	170.00
Size Adj.:	1.12640643
Const Adj.:	1.04979002
Adj $ / SQ:	201.023
Other Features:	146369
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	704362
Depreciation:	32401
Depreciated Total:	671961

COMMENTS

1 FPL NOT WORKING.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	10	BRs:	4	Baths:	3	HB	

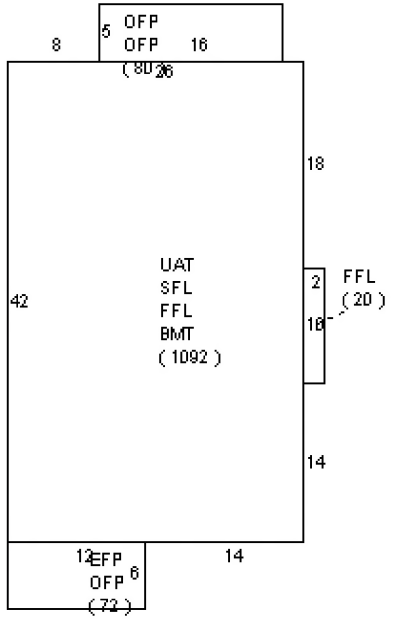
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	5	2	
1	5	2	
Totals			
2	10	4	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	201.02
Special Features:	0	Val/Su Net:	173.51
Final Total:	672000	Val/Su SzAd	304.90

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,112	201.020	223,538
BMT	Basement	1,092	60.310	65,855
SFL	Second Floor	1,092	201.020	219,517
UAT	Upper Attic	273	140.720	38,416
OFP	Open Porch	232	24.790	5,751
EFP	Enclos Porch	72	68.280	4,916

Net Sketched Area:	3,873			Total:	557,993
Size Ad	2204	Gross Are	4692	FinArea	2477

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
UAT	100	FLA	100		

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 140.0-0003-0014.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	18x20	A	AV	1925	21.94	T	40	104			4,700			4,700

More:	N	Total Yard Items:	4,700	Total Special Featues:		Total:	4,700